087.0	0001	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	997,700 / 997,700
					USE VALUE:	997,700 / 997,700
					ASSESSED:	997,700 / 997,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
104		CUTTER HILL RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SPECTOR JOANNE LOUISA
Owner 2:	REHM ALEXANDER
Owner 3:	
Street 1:	104 CUTTER HILL RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	OPREA FLORIAN G & ALINA M -
Owner 2:	-
Street 1:	104 CUTTER HILL ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,142 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1933, having primarily Wood Shingle Exterior and 2075 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7142.000	553,700		444,000	997,700
Total Card	0.164	553,700		444,000	997,700
Total Parcel	0.164	553,700		444,000	997,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 480.82 | /Parcel: 480.8

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 54899

GIS Ref

GIS Ref

Insp Date 06/05/20

PREVIOUS ASSESSMENT

Parcel ID 087.0-0001-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	497,800	0	7,142.	444,000	941,800	941,800	Year End Roll	12/18/2019
2019	101	FV	376,600	0	7,142.	412,300	788,900	788,900	Year End Roll	1/3/2019
2018	101	FV	376,600	0	7,142.	412,300	788,900	788,900	Year End Roll	12/20/2017
2017	101	FV	376,600	0	7,142.	361,500	738,100	738,100	Year End Roll	1/3/2017
2016	101	FV	376,600	0	7,142.	329,800	706,400	706,400	Year End	1/4/2016
2015	101	FV	334,600	0	7,142.	291,800	626,400	626,400	Year End Roll	12/11/2014
2014	101	FV	334,600	0	7,142.	275,900	610,500	610,500	Year End Roll	12/16/2013
2013	101	FV	334,600	0	7,142.	262,600	597,200	597,200		12/13/2012

!7064!

PRINT

Date	Time
12/10/20	21:44:37

LAST REV

Date	Time
06/05/20	10:02:58
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7064

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
OPREA FLORIAN G	71881-430	1	11/14/2018		1,000,000	No	No		
BLAIR WESLEY K	56725-506		4/12/2011	Change>Sale	648,350	No	No		
	19307-354		8/1/1988		270,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/11/2018	1864	Inter Fi	130,677	O				
6/13/2011	566	Redo Bat	9,480					HBATH TO 3/4BATH

ACTIVITY INFORMATION

Date	Result	By	Name
6/5/2020	Measured	DGM	D Mann
4/17/2019	SQ Returned	JO	Jenny O
9/21/2018	TTL REFUSAL	CC	Chris C
6/26/2012	Measured	BR	B Rossignol
4/3/2009	Measured	372	PATRIOT
4/4/2000	Measured	263	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	54899
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7142		Sq. Ft.	Site		0	70.	0.89	12									443,982						444,000	

Total AC/HA: 0.16396 | Total SF/SM: 7142 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 443,982 | Spl Credit | Total: 444,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	30	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1933	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.20183277
Const Adj.:	1.05934405
Adj $ / SQ:	159.144
Other Features:	92750
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	580437
Depreciation:	26700
Depreciated Total:	553737

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	3	Baths:	1	HB	1

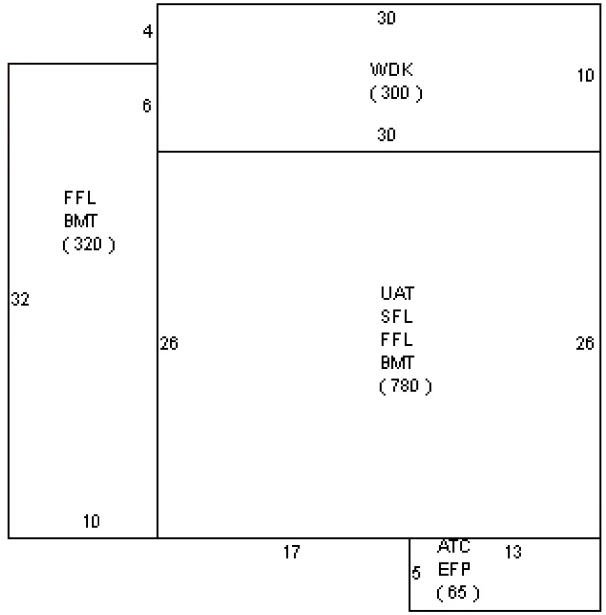
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	3	
Totals			
1	9	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,100	47.740	52,518
FFL	First Floor	1,100	159.140	175,059
SFL	Second Floor	780	159.140	124,133
WDK	Deck	300	9.890	2,966
UAT	Upper Attic	195	122.540	23,896
EFP	Enclos Porch	65	73.210	4,759
ATC	Attic	23	159.140	3,621

	Net Sketched Area:	3,563	Total:	386,952	
Size Ad	1902.75	Gross Are	4190	FinArea	2075

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	G	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	192.56
Special Features:	0	Val/Su Net:	155.40
Final Total:	553700	Val/Su SzAd	291.00

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

087.0-0001-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	